



GRASSROOTS
REALTY GROUP

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**11208 102 Avenue
Fairview, Alberta**

MLS # A2305556



\$144,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1938 (88 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to the serene community of Fairview that hosts this charming bungalow on a huge lot with a ton to offer! The newer garage is an extreme over-sized single leaving lots of storage space after you park! There are 2 man doors, an overhead lawn mower door & for those of you with a larger vehicle there is an extra high overhead parking door! This inviting home boasts 2 bedrooms, 1 bathroom & a south facing living room with a balcony off the front to enjoy those beautiful summer days! Enter this home through the porch that can be used as a cold room or mudroom and is wheelchair accessible if needed. The quaint kitchen takes you through to the cozy living room with lots of natural light & is large enough for plenty of guests or add a formal dining area! For the convenience of main floor laundry, the bathroom has a stackable washer & dryer! You will also find a full size washer & dryer in the partial basemen with a freezer, the furnace, a brand new hot water tank & tons of storage for Christmas decorations & such. On this oversized lot there is a garden area, fruit bushes, mature trees & shrubs that make you feel like you're in the country when in reality you are within walking distance to downtown, 2 schools & a church! This is the perfect property if you are looking to retire, start your family or as an excellent revenue property! Quick possession! Schedule your viewing today!